

ORDINANCE 26-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, APPROVING ZONING CODE AMENDMENT (ZCA) 26-1 AMENDING CHAPTER 17.72 OFF-STREET PARKING AND LOADING, OF TITLE 17 (ZONING) OF THE COVINA MUNICIPAL CODE, REGARDING JOINT USE AND SHARED PARKING REGULATIONS, AND MAKING A FINDING OF EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, the City is responsible for adopting and implementing land use regulations within its boundaries. The proposed Zoning Code Amendment (ZCA) 26-1, amending Chapter 17.72 of Title 17 of the Covina Municipal Code ("CMC"), regarding joint use and shared parking regulations for economic development purposes; and

WHEREAS, the proposed Zoning Code Amendment (ZCA) 26-1 is consistent with the Program/Implementation Measures No. B.11.a of the Land Use Element of the City of Covina General Plan because the proposed amendment will simplify the joint use and shared parking regulations and allow the City to create a more efficient, reasonable, and business friendly atmosphere; and

WHEREAS, CMC Chapter 17.80 provides the procedures and proceedings for any amendment to the text of Title 17 (Zoning) of the CMC and the Zone Change to the Official Zoning Map of City of Covina; and

WHEREAS, Government Code Section 65855 requires that at the hearing, the Planning Commission render its decision in the form of a written recommendation to the City Council, and transmit the recommendation in such form and manner as specified by the City Council; and

WHEREAS, CMC Section 17.80.050 further provides that any recommendation by the Planning Commission for an amendment shall require an affirmative vote of not less than two-thirds of the total voting members after at least one public hearing and must be filed with the City Council, together with a report of findings, hearings, and other supporting data, within thirty (30) days after the conclusion of the public hearing; and

WHEREAS, CMC Section 17.80.070 provides that the City Council must hold a public hearing on the date and at the time and place specified in the notice. Further, the City Council may adopt by ordinance the amendment recommended by the Planning Commission after holding at least one public hearing thereon. The City Council may modify the amendment recommended by the Planning Commission, provided the proposed modification has been referred back to the Planning Commission for a report, pursuant to CMC Sections 17.80.070.C and D; and

WHEREAS, on February 24, 2026, the Planning Commission conducted a public meeting at which time the oral and written evidence along with written recommendation from the Planning Division was presented to the Planning Commission. Following consideration of the entire record of information received at the public hearing and due

consideration of the proposed Zoning Code Amendment (ZCA) 26-1, the Planning Commission closed the public hearing on that same date and adopted Resolution 2026-01 PC, by a 4-0-1 vote, recommending that the City Council approve the proposed Zoning Code Amendment (ZCA) 26-1 and adopt this proposed Ordinance; and

WHEREAS, on March 17, 2026, the City Council of the City of Covina held a duly noticed public hearing as prescribed by law to consider the proposed Zoning Code Amendment (ZCA) 26-1 and any comments received prior to or at the public hearing, at which time staff presented its report, and interested persons had an opportunity to and did testify either in support or in opposition to proposed Zoning Code Amendment (ZCA) 26-1. Following consideration of the entire record of information received at the public hearing and due consideration of the proposed Zoning Code Amendment (ZCA) 26-1, the City Council closed the public hearing on that same date; and

WHEREAS, all legal prerequisites prior to adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Recitals. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Ordinance.

SECTION 2. Findings for Approval of Zoning Code Amendment (ZCA)26-1. Based on the evidence in the record, City Council of the City of Covina find that the proposed Zoning Code Amendment (ZCA) 26-1 is in compliance with State law and is consistent with the following General Plan Objectives, in that it is consistent with the Program/Implementation Measures No. B.11.a of the Land Use Element of the City of Covina General Plan because the proposed Zoning Code Amendment (ZCA) 26-1 will simplify the joint use and shared parking regulations to address current development trends, and allow the City to create a more efficient, reasonable, and business friendly atmosphere.

SECTION 3. California Environmental Quality Act Findings. Community Development Department staff determined that the proposed Zoning Code Amendment would not result in, or have a potential for resulting in, either a direct or indirect physical change in the environment; or a reasonably foreseeable indirect physical change in the environment and, accordingly, is exempt from the California Environmental Quality Act ("CEQA") (Cal. Pub. Resources Code, Section 21000 *et. seq.*) pursuant to the CEQA Guidelines (Cal. Code Regs., tit. 14, Section 15000 *et. seq.*) Section 15061 (b) (3). The proposed Zoning Code Amendment is an administration of the Zoning Code by simplifying the joint use and shared parking regulations, and it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The City Council has reviewed the administrative record concerning the proposed ZCA 26-1 and the proposed CEQA determination, and based on its own independent judgement, finds that ZCA 26-41 set forth in Ordinance 26-02 is not subject to the requirements of CEQA and the CEQA Guidelines pursuant to CEQA Guidelines Section 15061 (b) (3).

SECTION 4. Section 17.72.050 Off-street parking-Mixed occupancies of Chapter 17.72 (Off-Street Parking and Loading) of Title 17 (Zoning) of the Covina Municipal Code is hereby renamed as Section 17.72.050 "Parking Reductions for Mixed Occupancies" and amended to read as follows:

"17.72.050 Parking Reductions for Mixed Occupancies.

The following reductions may be applied to reduce the otherwise applicable parking spaces required by CMC 17.72.010 for developments with mixed occupancies (multi-tenants and different types of uses, such as retail, dining, and services) to account for common usage of parking spaces.

- A. Developments of four or more tenant spaces, and at least 5,000 square feet of gross floor area, may qualify for a 15 percent reduction, subject to approval by the director.
- B. Developments with two or three buildings, where at least two buildings exceed 10,000 square feet of gross floor area, may qualify for a 15 percent reduction, subject to approval by the planning commission."

SECTION 5. Section 17.72.060 Off-street parking-Joint use of Chapter 17.72 (Off-Street Parking and Loading) of Title 17 (Zoning) of the Covina Municipal Code is hereby renamed as Section 17.72.060 "Shared Parking Requirements", and amended to read as follows:

"17.72.060 Shared Parking Requirements.

This section establishes alternative to required on-site parking subject to specific requirements.

- A. Shared parking qualifying criteria. Shared parking serving more than four land uses (multi-tenants, mixed occupancies such as retail, dining and services) on a site or serving more than one parcel may be used if it meets all of the following qualifying criteria, as determined by the reviewing authority:
 - 1. The peak hours of parking demand from all uses (multi-tenants, mixed occupancies) do not coincide, so that peak demand will not be greater than the parking provided.
 - 2. There is no substantial conflict in operating hours between the various uses.
 - 3. The number of parking spaces provided as determined by the parking study, meets or exceeds the minimum (parking spaces) required.
- B. Parking Study required. A parking study is required to demonstrate how proposed land uses meet the parking requirements in Section 17.72.010 and comply with the shared parking qualifying criteria in paragraph 1 of this section. The parking study must be prepared by city staff, city's consultant or by the applicant's qualified traffic or parking consultant. A parking study submitted by the applicant may require an independent peer review at the applicant's expense. The parking study must be reviewed and approved by the reviewing authority, and may require a shared parking reciprocal easement, or similar

device, as a condition of approval to ensure projects comply with these requirements.

- C. Shared parking. The shared parking for land uses (mixed occupancies or multi-tenants) with more than one parcel require a shared parking in the form of recorded reciprocal access and parking easement that runs with the land, to the satisfaction of the director and city attorney and include the following:
1. A guarantee that no substantial change in use will increase parking demand without approval of an amended land use entitlement such as a site plan review or a conditional use permit.
 2. A reciprocal grant or nonexclusive license or easement among the business operator(s) and the property owner(s) for access to and use of the shared parking facilities.
 3. Evidence that the reciprocal easement has been recorded in the county recorder's office, prior to occupancy for tenants."

SECTION 6. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unenforceable by a court of competent jurisdiction, the remaining portions of this Ordinance shall nonetheless remain in full force and effect. The City Council hereby declares that it would have adopted each section, subsection, sentence, clause, phrase, or portion of this Ordinance, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions of this Ordinance be declared invalid or unenforceable.

SECTION 7. Savings Clause. Neither the adoption of this Ordinance nor the repeal or amendment by this Ordinance of any ordinance or part or portion of any ordinance previously in effect in the City or within the territory comprising the City, shall in any manner affect the prosecution for the violation of any ordinance, which violation was committed prior to the effective date of this Ordinance, nor be construed as a waiver of any license, fee or penalty or the penal provisions applicable to any violation of such ordinances.

SECTION 8. Effective Date. This Ordinance shall become effective within thirty (30) days after its adoption.

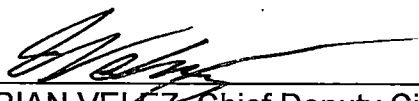
SECTION 9. Certification. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause this Ordinance to be published within 15 days after its passage, in accordance with Section 36933 of the Government Code.

PASSED, APPROVED and ADOPTED this 7th day of April, 2026.

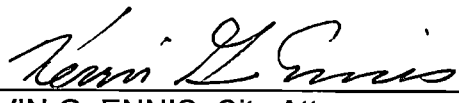
City Council of Covina, California

BY: 
HECTOR DELGADO, Mayor

ATTEST:


FABIAN VELEZ, Chief Deputy City Clerk

APPROVED AS TO FORM:


KEVIN G. ENNIS, City Attorney

CERTIFICATION

I, Fabian Velez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Ordinance 26-03 was introduced for first reading at a regular meeting on the 17th day of March, 2026. Thereafter, said Ordinance was duly approved and adopted at a regular meeting of said City Council on the 7th day of April, 2026, by the following vote:

AYES: COUNCIL MEMBERS: ALLEN, KING, LINARES, CORTEZ, DELGADO
NOES: COUNCIL MEMBERS: NONE
ABSENT: COUNCIL MEMBERS: NONE
ABSTAIN: COUNCIL MEMBERS: NONE

Dated: April 8, 2026


FABIAN VELEZ, Chief Deputy City Clerk